First Security Bank

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Idaho Construction Report

Volume 37, Number 4

Dr. Kelly K. Matthews—Economist

April 1990

The residential segment of Idaho's construction industry recorded another strong month in April. The $38.8 million in new residential valuations were essentially equivalent to the $39.3 million recorded in March and were exceeded only once in 1989 by the $43.6 million in July. The largest regional percentage gains occurred in eastern Idaho, where $5.2 million in new residential valuations were 107 percent above last year. Cumulative during the January - April period, residential valuation was up 56.2 percent over last year.

The number of single-family permits issued in April at 384 was 40 percent above last year, but below the 415 issued in March. For example, Boise and Ada County Unincorporated accounted for 31 percent of April's statewide single-family permits—noticeably below the 38 percent achieved in March. Idaho Falls has issued 33 and 36 single-family permits respectively over the past two months. Grangeville, Boise and Hailey had significant multi-family starts in April. During the month of May, conventional mortgage rates have declined from about 10% to 10-3/8 percent—a positive factor in sustaining the state's residential construction boom.

Statewide nonresidential construction totals in 1988 soared to $205 million and remained quite strong at $151 million in 1989. Through the first four months of 1990, new commercial and industrial construction valuation at $36.5 million had dropped 15.1 percent. Most of this decrease was centered in Boise and other southwestern locations, as nonresidential construction value in the other three regions was up sharply, as shown below:

Northern:	$10,251,430	+50.7%
Southwestern:	13,240,726	-56.1
Eastern:	10,175,890	+149.0
Southeastern:	2,838,283	+45.1

To illustrate, Coeur d'Alene, Idaho Falls and Jefferson County Unincorporated each have about $4 million in commercial construction during the first four months.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in April was $63,268,351 or 0.9 percent below April 1989. *NEW RESIDENTIAL CONSTRUCTION* for 585 new dwelling units totaled $38,819,859, an increase of 41.3 percent in number and an increase of 29.2 percent in value compared with a year ago. Included in the total residential permits were 384 single-family, 128 multi-family and 73 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* valued at $10,819,184 was down 41.1 percent from last year, while *ALTERATIONS AND REPAIRS* totaling $13,629,308 were down 11.6 percent.

Building Permit Construction Summary

	April	% Chg	Four Months	% Chg
Total New Dwelling Units	585	+ 41.3	1,642	+ 66.5
Single-Family	384	+ 40.1	1,137	+ 62.0
Multi-Family	128	+ 82.9	285	+135.5
Mobile Homes	73	+ 4.3	220	+ 35.0
Total Residential Value	$ 38,819,859	+ 29.2	$ 109,902,733	+ 56.2
Single-Family	33,216,152	+ 23.7	98,499,846	+ 54.6
Multi-Family	4,984,761	+108.5	9,899,272	+ 97.0
Mobile Homes	618,946	- 22.0	1,503,615	- 7.6
Nonresidential Value	10,819,184	- 41.1	36,506,329	- 15.1
Alterations & Repair Value	13,629,308	- 11.6	63,040,860	+ 31.0
TOTAL CONSTRUCTION VALUE	$ 63,268,351	- 0.9	$ 209,449,922	+ 29.7

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IDAHO CONSTRUCTION REPORT

APRIL 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	3	$0	$0	$15,500	$15,500
Coeur d'Alene	16	55	1,182,865	740,506	362,354	2,285,725
Kootenai County Un	39	68	2,074,700	417,283	500,556	2,992,539
Craigmont	0	1	0	500	0	500
Grangeville	32	11	1,223,332	879	25,460	1,249,671
Lewiston	5	160	649,583	453,478	437,273	1,540,334
Nez Perce County Un	1	12	38,680	0	145,855	184,535
Moscow	3	38	259,500	0	232,744	492,244
Latah County Un	4	10	225,161	0	40,950	266,111
Orofino	0	15	0	0	36,657	36,657
Osburn	0	3	0	30,000	10,495	40,495
Sandpoint	4	17	273,456	0	81,840	355,296
St. Maries	0	20	0	29,894	99,952	129,846
Benewah County Un			REPORT NOT	RECEIVED		0
TOTAL NORTHERN	104	413	$5,927,277	$1,672,540	$1,989,636	$9,589,453
Boise City	155	1,381	$9,124,084	$3,638,449	$5,491,353	$18,253,886
Meridian	25	47	1,497,011	274,082	97,918	1,869,011
Ada County Un	40	105	2,552,099	303,000	362,986	3,218,085
Caldwell	9	25	361,182	716,822	33,970	1,111,974
Canyon County Un	37	59	2,124,414	448,879	120,363	2,693,656
Nampa	20	69	1,190,915	0	611,298	1,802,213
Emmett	3	47	197,915	0	128,499	326,414
Gooding	0	1	0	0	900	900
Hailey	33	24	1,710,050	101,495	212,555	2,024,100
Ketchum	7	15	1,466,810	0	237,100	1,703,910
Sun Valley	3	11	1,184,000	0	49,200	1,233,200
Blaine County Un	22	31	4,064,491	0	467,800	4,532,291
Jerome	1	7	0	0	387	387
Mountain Home	3	22	147,581	12,000	49,292	208,873
Payette	2	3	60,000	0	14,500	74,500
Shoshone	0	2	0	0	49,500	49,500
Twin Falls City	12	42	659,015	0	387,690	1,046,705
Twin Falls County Un	3	7	131,848	23,824	14,950	170,622
Weiser	0	7	0	0	25,693	25,693
TOTAL SOUTHWESTERN	375	1,905	$26,471,415	$5,518,551	$8,355,954	$40,345,920
Blackfoot	0	12	$0	$16,800	$33,600	$50,400
Bingham County Un	20	30	899,950	80,800	555,000	1,535,750
Idaho Falls	33	101	2,552,420	2,747,603	990,178	6,290,201
Ammon	2	8	222,313	0	32,485	254,798
Bonneville County Un	15	34	906,775	53,090	151,320	1,111,185
Rexburg	1	7	60,000	0	87,000	147,000
Rigby	0	3	0	750	2,700	3,450
Jefferson County Un	10	25	338,375	31,600	37,200	407,175
Salmon	0	4	0	8,000	10,000	18,000
Lemhi County Un	3	9	197,000	0	26,000	223,000
St. Anthony			NO PERMITS	ISSUED		0
TOTAL EASTERN	84	233	$5,176,833	$2,938,643	$1,925,483	$10,040,959
American Falls	1	10	$85,000	$1,500	$6,780	$93,280
Power County Un	0	3	0	190,000	7,500	197,500
Burley	2	8	145,000	40,000	29,600	214,600
Chubbuck	2	8	90,000	0	195,244	285,244
Montpelier	0	10	0	20,000	5,100	25,100
Pocatello	9	64	619,500	17,000	843,895	1,480,395
Bannock County Un	3	10	86,574	0	144,248	230,822
Preston	1	2	110,000	50,000	0	160,000
Franklin County Un			NO PERMITS	ISSUED		0
Rupert	3	10	26,500	0	49,020	75,520
Minidoka County Un	1	12	81,760	370,950	63,048	515,758
Soda Springs	0	6	0	0	13,800	13,800
TOTAL SOUTHEASTERN	22	143	$1,244,334	$689,450	$1,358,235	$3,292,019
TOTAL 56 LOCATIONS	585	2,694	$38,819,859	$10,819,184	$13,629,308	$63,268,351

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

FOUR MONTHS CUMULATIVE 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	5	$0	$0	$21,500	$21,500
Coeur d'Alene	34	155	$2,570,833	$4,142,926	$1,099,411	7,813,170
Kootenai County Un	81	183	$4,429,992	$2,208,414	$839,102	7,477,508
Craigmont	0	4	$0	$500	$7,000	7,500
Grangeville	33	20	$1,298,738	$879	$71,090	1,370,707
Lewiston	19	383	$1,488,596	$1,279,660	$1,301,226	4,069,482
Nez Perce County Un	7	43	$475,410	$2,518,127	$339,601	3,333,138
Moscow	6	92	$446,500	$0	$877,878	1,324,378
Latah County Un	8	42	$297,161	$0	$433,263	730,424
Orofino	1	36	$77,000	$35,000	$123,825	235,825
Osburn	0	4	$0	$30,000	$10,531	40,531
Sandpoint	7	36	$394,800	$0	$201,902	596,702
St. Maries	0	48	$0	$29,894	$275,287	305,181
Benewah County Un	0	8	$0	$6,030	$66,100	72,130
TOTAL NORTHERN	196	1,059	$11,479,030	$10,251,430	$5,667,716	$27,398,176
Boise City	499	4,447	$32,264,880	$4,599,849	$39,815,296	$76,680,025
Meridian	82	137	$5,156,071	$712,950	$519,700	6,388,721
Ada County Un	134	333	$10,324,947	$2,919,870	$1,290,192	14,535,009
Caldwell	50	52	$1,162,146	$759,822	$501,742	2,423,710
Canyon County Un	99	166	$5,207,631	$1,813,752	$457,124	7,478,507
Nampa	45	170	$2,507,071	$1,274,266	$1,081,553	4,862,890
Emmett	5	82	$298,891	$0	$464,882	763,773
Gooding	0	5	$0	$15,300	$27,776	43,076
Hailey	58	58	$3,892,360	$221,595	$321,205	4,435,160
Ketchum	16	37	$3,995,592	$246,000	$1,012,200	5,253,792
Sun Valley	14	37	$4,656,000	$0	$563,500	5,219,500
Blaine County Un	36	57	$6,401,491	$0	$1,275,300	7,676,791
Jerome	2	12	$12,000	$0	$31,202	43,202
Mountain Home	16	58	$725,434	$12,000	$137,595	875,029
Payette	4	8	$72,000	$4,300	$18,500	94,800
Shoshone	0	5	$0	$6,700	$104,000	110,700
Twin Falls City	31	120	$2,472,808	$583,498	$1,066,452	4,122,758
Twin Falls County Un	40	21	$472,235	$23,824	$58,882	554,941
Weiser	2	26	$33,000	$47,000	$109,517	189,517
TOTAL SOUTHWESTERN	1,133	5,831	$79,654,557	$13,240,726	$48,856,618	$141,751,901
Blackfoot	1	21	$114,000	$232,200	$66,100	$412,300
Bingham County Un	34	61	$1,443,450	$451,600	$651,115	2,546,165
Idaho Falls	120	261	$8,954,180	$3,925,861	$1,941,260	14,821,301
Ammon	3	13	$299,613	$0	$43,320	342,933
Bonneville County Un	40	88	$1,922,294	$1,204,379	$323,198	3,449,871
Rexburg	2	13	$104,000	$600,000	$102,930	806,930
Rigby	1	5	$70,000	$750	$5,600	76,350
Jefferson County Un	28	65	$851,839	$3,753,100	$861,200	5,466,139
Salmon	0	19	$0	$8,000	$126,100	134,100
Lemhi County Un	12	24	$778,000	$0	$78,000	856,000
St. Anthony	0	0	$0	$0	$0	0
TOTAL EASTERN	241	570	$14,537,376	$10,175,890	$4,198,823	$28,912,089
American Falls	2	17	$176,000	$1,500	$781,480	$958,980
Power County Un	1	10	$40,000	$396,700	$7,500	444,200
Burley	3	11	$194,000	$94,000	$29,600	317,600
Chubbuck	5	15	$263,000	$0	$206,180	469,180
Montpelier	0	10	$0	$20,000	$5,100	25,100
Pocatello	37	141	$2,567,900	$102,000	$2,788,447	5,458,347
Bannock County Un	7	19	$454,236	$43,000	$213,482	710,718
Preston	1	6	$110,000	$690,954	$9,000	809,954
Franklin County Un	2	3	$90,000	$0	$10,000	100,000
Rupert	4	24	$82,380	$392,723	$108,677	583,780
Minidoka County Un	9	36	$209,254	$1,067,406	$132,732	1,409,392
Soda Springs	1	15	$45,000	$30,000	$25,505	100,505
TOTAL SOUTHEASTERN	72	307	$4,231,770	$2,838,283	$4,317,703	$11,387,756
TOTAL 56 LOCATIONS	1,642	7,767	$109,902,733	$36,506,329	$63,040,860	$209,449,922

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS APRIL 1989

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	3	$0	$0	$7,500	$7,500
Coeur d'Alene	8	47	415,032	1,753,210	210,857	2,379,099
Kootenai County Un	19	67	971,240	312,353	182,541	1,466,134
Craigmont	0	1	0	0	7,500	7,500
Grangeville	0	9	0	77,000	57,300	134,300
Lewiston	11	150	814,775	2,620,000	611,714	4,046,489
Nez Perce Co Un	2	11	157,209	0	81,834	239,043
Moscow	0	29	0	353,000	107,564	460,564
Latah County Un	1	6	175,000	27,983	10,100	213,083
Orofino	1	16	24,000	0	8,200	32,200
Osburn	0	5	0	14,613	7,363	21,976
Sandpoint	55	9	1,272,000	0	33,000	1,305,000
St. Maries	0	6	0	0	22,945	22,945
Benewah County Un	5	15	236,024	292,000	38,974	566,998
TOTAL NORTHERN	102	374	$4,065,280	$5,450,159	$1,387,392	$10,902,831
Boise City	86	993	$6,542,540	$5,025,275	$9,539,248	$21,107,063
Meridian	21	31	1,168,810	0	20,180	1,188,990
Ada County Un	46	96	3,154,219	37,451	277,638	3,469,308
Caldwell	9	27	401,851	15,000	115,066	531,917
Canyon County Un	20	39	841,119	1,864,776	88,376	2,794,271
Nampa	11	66	612,193	1,823,450	173,748	2,609,391
Emmett	0	23	0	0	31,320	31,320
Gooding	0	1	0	5,130	0	5,130
Hailey	1	15	107,000	278,450	71,500	456,950
Ketchum	4	19	1,050,000	0	1,332,000	2,382,000
Sun Valley	6	15	1,953,000	0	80,400	2,033,400
Blaine County Un	24	29	6,140,000	0	393,000	6,533,000
Jerome	0	9	0	0	25,358	25,358
Mountain Home	6	26	284,786	34,204	76,878	395,868
Payette	1	3	32,000	10,000	1,500	43,500
Shoshone	0	4	0	0	5,000	5,000
Twin Falls City	2	28	263,107	0	218,981	482,088
Twin Falls Co Un	4	9	186,132	61,000	67,616	314,748
Weiser	2	10	19,500	300,000	17,880	337,380
TOTAL SOUTHWESTERN	243	1,443	$22,756,257	$9,454,736	$12,535,689	$44,746,682
Blackfoot	1	11	$40,000	$562,670	$18,500	$621,170
Bingham County Un	14	22	516,800	357,000	30,000	903,800
Idaho Falls	15	54	1,160,040	232,852	420,311	1,813,203
Ammon	1	6	71,391	15,000	15,853	102,244
Bonneville Co Un	12	33	341,600	152,675	146,900	641,175
Rexburg	0	8	0	400,000	97,700	497,700
Rigby	0	4	0	0	17,500	17,500
Jefferson Co Un	10	42	302,800	125,493	23,100	451,393
Salmon	0	4	0	0	9,700	9,700
Lemhi County Un	1	10	65,000	0	47,178	112,178
St. Anthony	0	5	0	6,000	22,500	28,500
TOTAL EASTERN	54	199	$2,497,631	$1,851,690	$849,242	$5,198,563
American Falls	2	7	$36,000	$300,000	$2,100	$338,100
Power County Un	0	6	0	74,000	2,000	76,000
Burley	0	2	0	99,000	6,000	105,000
Chubbuck	1	3	53,224	0	7,000	60,224
Montpelier	0	2	0	0	600	600
Pocatello	6	34	454,500	754,000	515,763	1,724,263
Bannock County Un	1	10	73,422	35,953	21,700	131,075
Preston	1	5	75,000	18,000	16,800	109,800
Franklin County Un			NO PERMITS ISSUED			0
Rupert	2	10	17,000	13,280	52,262	82,542
Minidoka County Un	2	9	17,000	347,162	17,050	381,212
Soda Springs	0	2	0	0	3,000	3,000
TOTAL SOUTHEASTERN	15	90	$726,146	$1,641,395	$644,275	$3,011,816
TOTAL 56 LOCATIONS	414	2,106	$30,045,314	$18,397,980	$15,416,598	$63,859,892

Compiled by First Security Bank of Idaho N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS FOUR MONTHS CUMULATIVE 1989

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	7	$0	$0	$14,400	$14,400
Coeur d'Alene	27	130	2,411,818	2,289,198	1,088,251	5,789,267
Kootenai County Un	42	181	1,690,266	853,575	1,307,929	3,851,770
Craigmont	0	1	0	0	7,500	7,500
Grangeville	0	19	0	80,562	84,235	164,797
Lewiston	27	320	1,775,232	2,642,171	1,822,760	6,240,163
Nez Perce Co Un	11	36	517,841	0	283,617	801,458
Moscow	4	57	293,000	353,000	207,278	853,278
Latah County Un	6	23	175,000	30,583	80,700	286,283
Orofino	1	27	24,000	0	57,000	81,000
Osburn	0	11	0	14,613	40,012	54,625
Sandpoint	55	25	1,272,000	5,000	124,900	1,401,900
St. Maries	0	22	0	0	146,026	146,026
Benewah County Un	7	19	239,524	535,000	62,187	836,711
TOTAL NORTHERN	180	878	$8,398,681	$6,803,702	$5,326,795	$20,529,178
Boise City	279	3,483	$20,215,076	$14,172,321	$26,054,811	$60,442,208
Meridian	47	83	2,700,549	1,640,000	106,071	4,446,620
Ada County Un	138	290	9,042,649	1,511,909	1,551,098	12,105,656
Caldwell	13	53	567,569	213,000	215,287	995,856
Canyon County Un	56	102	2,618,002	2,111,672	3,172,116	7,9[illegible]790
Nampa	25	131	1,328,433	3,370,582	690,883	5,389,898
Emmett	0	62	0	42,000	172,728	214,728
Gooding	0	4	0	5,130	13,000	[illegible],130
Hailey	2	19	267,000	539,110	76,500	882,610
Ketchum	14	47	4,380,310	3,427,160	1,861,851	9,669,321
Sun Valley	9	31	3,690,000	0	387,950	4,077,950
Blaine County Un	27	36	6,726,000	0	483,000	7,209,000
Jerome	2	25	98,772	0	70,374	169,146
Mountain Home	13	58	721,477	357,249	236,019	1,314,745
Payette	1	7	32,000	10,000	29,100	71,100
Shoshone	0	5	0	0	5,500	5,500
Twin Falls City	3	69	325,231	2,194,169	709,478	3,228,878
Twin Falls Co Un	6	20	291,692	262,000	115,784	669,476
Weiser	4	30	82,500	300,000	109,203	491,703
TOTAL SOUTHWESTERN	639	4,555	$53,087,260	$30,156,302	$36,060,753	$119,304,315
Blackfoot	3	17	$140,000	$562,670	$39,000	$741,670
Bingham County Un	25	41	886,900	450,000	75,000	1,411,900
Idaho Falls	46	141	3,891,605	2,111,812	957,129	6,960,546
Ammon	2	13	137,626	15,000	48,968	201,594
Bonneville Co Un	26	69	908,400	288,075	591,300	1,787,775
Rexburg	2	13	106,500	400,000	165,500	672,000
Rigby	1	7	4,000	0	28,100	32,100
Jefferson Co Un	19	60	540,700	248,293	42,600	831,593
Salmon	0	7	0	0	18,700	18,700
Lemhi County Un	3	14	152,000	5,000	51,433	208,433
St. Anthony	0	8	0	6,000	31,300	37,300
TOTAL EASTERN	127	390	$6,767,731	$4,086,850	$2,049,030	$12,903,611
American Falls	3	15	$74,000	$301,500	$8,800	$384,300
Power County Un	0	8	0	74,500	4,000	78,500
Burley	0	6	0	183,000	33,000	216,000
Chubbuck	7	12	378,661	0	54,500	433,161
Montpelier	0	9	0	30,000	16,175	46,175
Pocatello	16	110	1,147,500	821,000	3,623,230	5,591,730
Bannock County Un	4	16	304,156	36,803	47,550	388,509
Preston	1	5	75,000	18,000	16,800	109,800
Franklin County Un	0	0	0	0	0	0
Rupert	3	27	20,000	41,932	703,002	764,934
Minidoka County Un	6	22	97,500	416,426	160,673	674,599
Soda Springs	0	8	0	33,000	10,000	43,000
TOTAL SOUTHEASTERN	40	238	$2,096,817	$1,956,161	$4,677,730	$8,730,708
TOTAL 56 LOCATIONS	986	6,061	$70,350,489	$43,003,015	$48,114,308	$161,467,812

Compiled by First Security Bank of Idaho N.A.

NEW RESIDENTIAL UNITS

APRIL 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW	RESIDENTIAL		
Coeur d'Alene	16	1,182,865	0	0	0	0
Kootenai County Un	25	1,831,512	4	243,188	10	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville	0	0	32	1,223,332	0	0
Lewiston	5	649,583	0	0	0	0
Nez Perce Co Un	1	38,680	0	0	0	0
Moscow	3	259,500	0	0	0	0
Latah County Un	3	222,661	0	0	1	2,500
Orofino			NO NEW	RESIDENTIAL		
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	4	273,456	0	0	0	0
St. Maries			NO NEW	RESIDENTIAL		
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	57	$4,458,257	36	$1,466,520	11	$2,500
Boise City	88	$7,042,983	67	$2,081,101	0	$0
Meridian	20	1,415,586	0	0	5	81,425
Ada County Un	30	2,549,099	0	0	10	3,000
Caldwell	8	361,182	0	0	1	0
Canyon County Un	21	1,961,038	0	0	16	163,376
Nampa	20	1,190,915	0	0	0	0
Emmett	3	197,915	0	0	0	0
Gooding			NO NEW	RESIDENTIAL		
Hailey	11	872,910	22	837,140	0	0
Ketchum	4	866,810	3	600,000	0	0
Sun Valley	3	1,184,000	0	0	0	0
Blaine County Un	22	4,064,491	0	0	0	0
Jerome	0	0	0	0	1	0
Mountain Home	3	147,581	0	0	0	0
Payette	0	0	0	0	2	60,000
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	9	655,295	0	0	3	3,720
Twin Falls County Un	2	131,848	0	0	1	0
Weiser			NO NEW	RESIDENTIAL		
TOTAL SOUTHWESTERN	244	$22,641,653	92	$3,518,241	39	$311,521
Blackfoot			NO NEW	RESIDENTIAL		
Bingham County Un	9	681,800	0	0	11	218,150
Idaho Falls	33	2,552,420	0	0	0	0
Ammon	2	222,313	0	0	0	0
Bonneville County Un	12	893,275	0	0	3	13,500
Rexburg	1	60,000	0	0	0	0
Rigby			NO NEW	RESIDENTIAL		
Jefferson County Un	5	295,000	0	0	5	43,375
Salmon			NO NEW	RESIDENTIAL		
Lemhi County Un	3	197,000	0	0	0	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	65	$4,901,808	0	$0	19	$275,025
American Falls	1	85,000	0	0	0	0
Power County Un			NO NEW	RESIDENTIAL		
Burley	2	145,000	0	0	0	0
Chubbuck	2	90,000	0	0	0	0
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	9	619,500	0	0	0	0
Bannock County Un	2	83,174	0	0	1	3,400
Preston	1	110,000	0	0	0	0
Franklin County Un			NO NEW	RESIDENTIAL		
Rupert	0	0	0	0	3	26,500
Minidoka County Un	1	81,760	0	0	0	0
Soda Springs			NO NEW	RESIDENTIAL		
TOTAL SOUTHEASTERN	18	$1,214,434	0	$0	4	$29,900
TOTAL 56 LOCATIONS	384	$33,216,152	128	$4,984,761	73	$618,946

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS — FOUR MONTHS 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	0	$0	0	$0	0	$0
Coeur d'Alene	34	2,570,833	0	0	0	0
Kootenai County Un	51	4,186,804	4	243,188	26	0
Craigmont	0	0	0	0	0	0
Grangeville	1	75,406	32	1,223,332	0	0
Lewiston	15	1,268,142	2	161,454	2	59,000
Nez Perce Co Un	7	475,410	0	0	0	0
Moscow	6	446,500	0	0	0	0
Latah County Un	4	294,661	0	0	4	2,500
Orofino	1	77,000	0	0	0	0
Osburn	0	0	0	0	0	0
Sandpoint	7	394,800	0	0	0	0
St. Maries	0	0	0	0	0	0
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	126	$9,789,556	38	$1,627,974	32	$61,500
Boise City	341	$27,755,474	158	$4,509,406	0	$0
Meridian	61	4,766,998	6	157,248	15	231,825
Ada County Un	116	10,319,547	0	0	18	5,400
Caldwell	13	602,862	32	559,284	5	0
Canyon County Un	61	4,822,355	0	0	38	385,276
Nampa	42	2,500,571	0	0	3	6,500
Emmett	5	298,891	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	36	3,055,220	22	837,140	0	0
Ketchum	11	3,159,592	5	836,000	0	0
Sun Valley	14	4,656,000	0	0	0	0
Blaine County Un	36	6,401,491	0	0	0	0
Jerome	0	0	0	0	2	12,000
Mountain Home	15	725,434	0	0	1	0
Payette	0	0	0	0	4	72,000
Shoshone	0	0	0	0	0	0
Twin Falls City	28	2,469,088	0	0	3	3,720
Twin Falls County Un	6	472,235	0	0	34	0
Weiser	0	0	0	0	2	33,000
TOTAL SOUTHWESTERN	785	$72,005,758	223	$6,899,078	125	$749,721
Blackfoot	0	$0	1	$114,000	0	$0
Bingham County Un	16	1,121,800	0	0	18	321,650
Idaho Falls	96	7,675,960	23	1,258,220	1	20,000
Ammon	3	299,613	0	0	0	0
Bonneville County Un	25	1,820,575	0	0	15	101,719
Rexburg	2	104,000	0	0	0	0
Rigby	1	70,000	0	0	0	0
Jefferson County Un	11	698,000	0	0	17	153,839
Salmon	0	0	0	0	0	0
Lemhi County Un	11	778,000	0	0	1	0
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	165	$12,567,948	24	$1,372,220	52	$597,208
American Falls	2	$176,000	0	$0	0	$0
Power County Un	1	40,000	0	0	0	0
Burley	3	194,000	0	0	0	0
Chubbuck	5	263,000	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	37	2,567,900	0	0	0	0
Bannock County Un	6	450,836	0	0	1	3,400
Preston	1	110,000	0	0	0	0
Franklin County Un	2	90,000	0	0	0	0
Rupert	1	55,880	0	0	3	26,500
Minidoka County Un	2	143,968	0	0	7	65,286
Soda Springs	1	45,000	0	0	0	0
TOTAL SOUTHEASTERN	61	$4,136,584	0	$0	11	$95,186
TOTAL 56 LOCATIONS	1,137	$98,499,846	225	$9,899,272	220	$1,503,615

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS — APRIL 1989

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW RESIDENTIAL			
Coeur d'Alene	8	415,032	0	0	0	0
Kootenai County Un	13	971,240	0	0	6	0
Craigmont			NO NEW RESIDENTIAL			
Grangeville			NO NEW RESIDENTIAL			
Lewiston	6	412,460	2	304,315	3	98,000
Nez Perce Co Un	2	157,209	0	0	0	0
Moscow			NO NEW RESIDENTIAL			
Latah County Un	1	175,000	0	0	0	0
Orofino	0	0	0	0	1	24,000
Osburn			NO NEW RESIDENTIAL			
Sandpoint	0	0	55	1,272,000	0	0
St. Maries			NO NEW RESIDENTIAL			
Benewah County Un	2	197,024	0	0	3	39,000
TOTAL NORTHERN	32	$2,327,965	57	$1,576,315	13	$161,000
Boise City	80	$6,329,180	6	$213,360	0	$0
Meridian	15	987,290	3	131,520	3	50,000
Ada County Un	36	3,147,119	0	0	10	7,100
Caldwell	7	401,851	0	0	2	0
Canyon County Un	13	775,519	0	0	7	65,600
Nampa	11	612,193	0	0	0	0
Emmett			NO NEW RESIDENTIAL			
Gooding			NO NEW RESIDENTIAL			
Hailey	1	107,000	0	0	0	0
Ketchum	2	600,000	2	450,000	0	0
Sun Valley	6	1,953,000	0	0	0	0
Blaine County Un	24	6,140,000	0	0	0	0
Jerome			NO NEW RESIDENTIAL			
Mountain Home	5	284,786	0	0	1	0
Payette	1	32,000	0	0	0	0
Shoshone			NO NEW RESIDENTIAL			
Twin Falls City	2	263,107	0	0	0	0
Twin Falls Co Un	1	126,132	0	0	3	60,000
Weiser	0	0	2	19,500	0	0
TOTAL SOUTHWESTERN	204	$21,759,177	13	$814,380	26	$182,700
Blackfoot	1	$40,000	0	$0	0	$0
Bingham County Un	4	395,000	0	0	10	121,800
Idaho Falls	14	1,140,040	0	0	1	20,000
Ammon	1	71,391	0	0	0	0
Bonneville Co Un	1	126,000	0	0	11	215,600
Rexburg			NO NEW RESIDENTIAL			
Rigby			NO NEW RESIDENTIAL			
Jefferson Co Un	5	244,000	0	0	5	58,800
Salmon			NO NEW RESIDENTIAL			
Lemhi County Un	1	65,000	0	0	0	0
St. Anthony			NO NEW RESIDENTIAL			
TOTAL EASTERN	27	$2,081,431	0	$0	27	$416,200
American Falls	2	36,000	0	0	0	0
Power County Un			NO NEW RESIDENTIAL			
Burley			NO NEW RESIDENTIAL			
Chubbuck	1	53,224	0	0	0	0
Montpelier			NO NEW RESIDENTIAL			
Pocatello	6	454,500	0	0	0	0
Bannock County Un	1	73,422	0	0	0	0
Preston	1	75,000	0	0	0	0
Franklin County Un			NO NEW RESIDENTIAL			
Rupert	0	0	0	0	2	17,000
Minidoka County Un	0	0	0	0	2	17,000
Soda Springs			NO NEW RESIDENTIAL			
TOTAL SOUTHEASTERN	11	$692,146	0	$0	4	$34,000
TOTAL 56 LOCATIONS	274	$26,860,719	70	$2,390,695	70	$793,900

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS FOUR MONTHS CUMULATIVE 1989

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	0	$0	0	$0	0	$0
Coeur d'Alene	23	1,364,459	4	1,047,359	0	0
Kootenai County Un	23	1,690,266	0	0	19	0
Craigmont	0	0	0	0	0	0
Grangeville	0	0	0	0	0	0
Lewiston	17	1,191,517	2	304,315	8	279,400
Nez Perce Co Un	6	417,841	0	0	5	100,000
Moscow	4	293,000	0	0	0	0
Latah County Un	1	175,000	0	0	5	0
Orofino	0	0	0	0	1	24,000
Osburn	0	0	0	0	0	0
Sandpoint	0	0	55	1,272,000	0	0
St. Maries	0	0	0	0	0	0
Benewah County Un	2	197,024	0	0	5	42,500
TOTAL NORTHERN	76	$5,329,107	61	$2,623,674	43	$445,900
Boise City	236	$18,948,216	43	$1,266,860	0	$0
Meridian	38	2,487,629	3	131,520	6	81,400
Ada County Un	105	8,625,009	6	405,440	27	12,200
Caldwell	11	567,569	0	0	2	0
Canyon County Un	39	2,496,327	0	0	17	121,675
Nampa	23	1,282,307	2	46,126	0	0
Emmett	0	0	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	2	267,000	0	0	0	0
Ketchum	12	3,930,310	2	450,000	0	0
Sun Valley	9	3,690,000	0	0	0	0
Blaine County Un	27	6,726,000	0	0	0	0
Jerome	2	98,772	0	0	0	0
Mountain Home	10	639,907	2	81,570	1	0
Payette	1	32,000	0	0	0	0
Shoshone	0	0	0	0	0	0
Twin Falls City	3	325,231	0	0	0	0
Twin Falls Co Un	2	211,692	0	0	4	80,000
Weiser	1	58,000	2	19,500	1	5,000
TOTAL SOUTHWESTERN	521	$50,385,969	60	$2,401,016	58	$300,275
Blackfoot	3	$140,000	0	$0	0	$0
Bingham County Un	8	658,000	0	0	17	228,900
Idaho Falls	43	3,862,605	0	0	3	29,000
Ammon	2	137,626	0	0	0	0
Bonneville Co Un	5	594,000	0	0	21	314,400
Rexburg	2	106,500	0	0	0	0
Rigby	0	0	0	0	1	4,000
Jefferson Co Un	9	391,000	0	0	10	149,700
Salmon	0	0	0	0	0	0
Lemhi County Un	3	152,000	0	0	0	0
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	75	$6,041,731	0	$0	52	$726,000
American Falls	2	$36,000	0	$0	1	$38,000
Power County Un	0	0	0	0	0	0
Burley	0	0	0	0	0	0
Chubbuck	7	378,661	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	16	1,147,500	0	0	0	0
Bannock County Un	4	304,156	0	0	0	0
Preston	1	75,000	0	0	0	0
Franklin County Un	0	0	0	0	0	0
Rupert	0	0	0	0	3	20,000
Minidoka County Un	0	0	0	0	6	97,500
Soda Springs	0	0	0	0	0	0
TOTAL SOUTHEASTERN	30	$1,941,317	0	$0	10	$155,500
TOTAL 56 LOCATIONS	702	$63,698,124	121	$5,024,690	163	$1,627,675

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